

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Regular Meeting

May 13, 2025  
6:00 p.m.

Council Chambers  
Bellevue, Washington

PRESENT: Mayor Robinson, Deputy Mayor Malakoutian and Councilmembers Bhargava, Hamilton and Lee

ABSENT: Councilmember Nieuwenhuis and Councilmember Sumadiwirya

1. Call to Order

The meeting was called to order at 6:02 p.m., with Mayor Robinson presiding.

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll and all Councilmembers except Councilmember Nieuwenhuis and Councilmember Sumadiwirya were present. Councilmember Bhargava led the flag salute.

(a) Asian American, Native Hawaiian and Pacific Islander Heritage Month Proclamation

Councilmember Hamilton read the proclamation recognizing May 2025 as Asian American, Native Hawaiian and Pacific Islander Heritage Month in Bellevue. He encouraged everyone to celebrate the leadership, resilience and cultural heritage of the AANHPI community, both past and present.

Soo Hong, an artist, said that after becoming interested in her heritage, she visited Korea to learn traditional color painting and silk painting. She noted that one of her paintings is in the current art exhibit at City Hall. She said the painting is multicultural and she encouraged everyone to learn about each other's cultures.

(b) Older Americans Month Proclamation

Mayor Robinson read the proclamation recognizing May 2025 as Older Americans Month in Bellevue. She encouraged everyone to appreciate the wisdom, contributions and resilience of older adults and to celebrate aging as a dynamic and valued stage of life.

Andrea Kline, a member of The Bellevue Network on Aging, thanked the Council for the proclamation. She said the theme this year from the Administration for Community Living (ACL) is Flip the Script on Aging, which invites us to challenge outdated assumptions and to embrace a more vibrant narrative about growing older. She encouraged everyone to view aging as a developmental journey toward greater wisdom, perspective and connection. She said older adults often experience a shift from material concerns to a deeper sense of purpose and a desire to give back to their communities. Ms. Kline said adults 65 years and older provide nearly 30 percent of all volunteer hours across the country, contributing billions of dollars in economic value. She introduced a local volunteer who makes more than 100 quilts every year to donate to local hospices. When The Sophia Way opened two women's shelters, she made sure each bed had a beautiful quilt. Ms. Kline encouraged individuals interested in volunteering to visit the [bellevuewa.gov](http://bellevuewa.gov) web site and to search for "volunteer" to find opportunities to serve in the community.

(c) Building Safety Month Proclamation

Deputy Mayor Malakoutian read the proclamation recognizing May 2025 as Building Safety Month in Bellevue. He encouraged everyone to join in recognizing the importance of building safety, the application of modern codes, and the ongoing contributions of building safety professionals to ensure a safe community.

Gregg Schrader, Building Official, thanked the Council for the proclamation recognizing the importance of building safety and the work of public and private sector building professionals.

Kathy Baker, Assistant Fire Marshal, thanked the Council for recognizing the vital role of building safety in protecting the community. She commended the teamwork that keeps buildings and people safe.

3. Approval of Agenda

→ Deputy Mayor Malakoutian moved to approve the agenda, and Councilmember Hamilton seconded the motion.

→ The motion carried by a vote of 5-0.

4. Oral Communications

City Clerk Arredondo said the total time for oral communications is for a period not to exceed 30 minutes and topics must relate to City of Bellevue government. Persons speaking to items on the agenda will be called first and if time remains, others will be called. The presiding officer is authorized to give preference to individuals who have not spoken to the Council within the past 60 days or who are speaking to items that will come before the Council in the upcoming 60 days. Ms. Arredondo said individuals are allowed to speak for up to three minutes and only three speakers are allowed to speak to any particular side of a topic. In compliance with Washington state campaign laws regarding the use of public facilities, no speaker may support or oppose a ballot measure or candidate for election.

- (a) Paul Clark expressed his opposition to the middle housing Land Use Code Amendment (LUCA). He said the Planning Commission heard substantial feedback from neighborhood leaders across Bellevue. Most of that feedback acknowledged the changes in state law but urged the City to not go beyond those requirements. Mr. Clark spoke against the proposed increase in density to meet the 35,000 housing unit growth target. He said the target can largely be met within the existing designated growth corridors with enhanced transit access and climate outcomes. He said the new state law requires the City to allow up to six units on single-family lots within a quarter-mile of major transit stops. However, the proposed LUCA expands that to one half-mile. Mr. Clark said the expanded density will strain existing infrastructure and increase traffic congestion. He urged the Council to adopt only the requirements of the new state law and to consider increased densities at a later date.
- (b) Ed Wang expressed concern about housing in Bellevue. He said all of the new units in the growth corridors are apartments and there are limited opportunities for home ownership and family housing. He said his close peers, all in their 30s, have left Bellevue in search of affordable housing. He said there is no longer a place for young families in Bellevue and the Bellevue School District has experienced a significant decrease in enrollment due to the lack of affordable housing. He expressed strong support for the proposed middle housing LUCA, which could bring market-rate homes for families to Bellevue for \$800,000.
- (c) Charles Klinge, representing the Meydenbauer Bay Neighborhood Association, recalled that the association supported the development of Meydenbauer Bay Park in 2010 and the Council's adopted implementation principles. He said a report about the continued development of the park was issued in February and residents provided feedback to City staff. He said staff has not responded to the association's extensive comments and the Parks and Community Services Board has not reviewed the report. He said the Board expressed concerns in January regarding the proposed funding for Phase 2 of the park's development and the future loss of parking. He asked the Council to direct staff to obtain a recommendation regarding the report from the Board.
- (d) David Bonathan said he supports the expansion of Meydenbauer Bay Park. However, he expressed concerns regarding the Phase 2 design and plans for the Meydenbauer Gateway parcel. He said the current plan prioritizes urban infrastructure over the creation of greenspace and reflects an open air parking garage, elevated walkway and three-story pavilion. He said the development is too much for the one-acre site and expressed concern about traffic congestion, disruption of residents' privacy and quality of life, increased noise, light pollution and urban camping. Mr. Bonathan asked the Council to consider moving all planned parking to the east behind the Chevron station. He suggested withdrawing plans for the elevated walkway and pavilion and encouraged the development of open space and picnic areas. He said this would lower park costs and preserve neighborhood tranquility. He encouraged increased safety and an earlier closing time for the park.

- (e) Howard Liu expressed support for three priorities of House Bill 1110: affordability, environmental protection and compatibility in scale with single-family homes. He discouraged additional restrictive requirements beyond state law. He described an example in which eight units could be developed on a lot. However, the developer would need to short plat the lot, which is more expensive and not conducive to producing affordable housing. He said it is not environmentally friendly to demolish existing homes and send the debris to the landfill. He noted that he previously submitted his written comments to the Council.
- (f) Pamela Ebsworth said she has lived in the Meydenbaur Bay area since the 1970s. She said she recently attended two meetings with staff and the consultant regarding the park's continued development. She said the planning presented at both meetings was conceptual and details regarding engineering, topography and the budget were not presented. She expressed concern about the height of the proposed structures, parking impacts, lighting and crime prevention.
- (g) Brett Parmacek, representing the Rockwood and Lancaster neighborhoods (between NE 8<sup>th</sup> Street and BelRed Road and between 140<sup>th</sup> and 148<sup>th</sup> Avenues NE), said the area has extensive multifamily and commercial development and there are only two ways in and out of the neighborhood. He cautioned that increasing housing density in single-family neighborhoods will increase traffic congestion and the demand for parking. He said residents do not oppose accessory dwelling units (ADUs). However, other areas of Bellevue are better equipped to accommodate the growth. He said residents do not want to lose sidewalks or the 20-foot setbacks. He encouraged the Council to consider the impacts of increased density on infrastructure.
- (h) Ryan Mandel, a downtown resident, expressed concern regarding the cost of housing in Bellevue and noted conversations with City staff and other workers who say they would like to live here but cannot afford it. He said increased density would allow more workers to live in Bellevue, which is favorable for the environment and provides more opportunities for families.
- (i) Pamela Johnston said the Bridle Trails community is concerned about the complexity of the middle housing LUCA. She encouraged the Council to adopt the requirements of new state legislation and to wait to consider additional provisions, including higher density development. She said residents need more information to understand the impacts of the LUCA proposal.
- (j) Karen Morris expressed concern that the City does not listen or respond to the public's input related to planning efforts. She recalled her repeated efforts to voice concerns about the impact of projects on property tax assessments. She noted the earlier proclamation regarding Older Americans Month and said that increasing property taxes negatively impacts individuals on fixed incomes and forces them out of their homes. Ms. Morris expressed concern that property tax assessments will increase because state law allows assessments based on what is allowed on a property. She encouraged the Council to follow the new state laws regarding middle housing but to wait to fully study the impacts

before moving forward with additional requirements or code changes. Ms. Morris said evidence does not support the claim that the state laws or LUCA will promote housing affordability. She encouraged the Council to continue to work toward better solutions.

5. Reports of Community Councils, Boards, and Commissions: None.
6. Report of the City Manager: None.
7. Council Business and New Initiatives: None.
8. Consent Calendar
  - Deputy Mayor Malakoutian moved to approve the Consent Calendar, and Councilmember Hamilton seconded the motion.
  - The motion to approve the Consent Calendar carried by a vote of 5-0, and the following items were approved:
    - (a) Motion to award Bid No. 25018 for the Yarrowood Condos Service & Saddle Replacements project to Sascon, LLC, as the lowest responsive and responsible bidder, in an amount not to exceed \$977,719, plus all applicable taxes (CIP Plan W-99).
    - (b) Resolution No. 10509 authorizing the execution of a Professional Services Agreement with Fehr & Peers in the amount of \$999,856.11, plus all applicable taxes, to complete the engineering design and prepare the construction contract documents for the Urban Core Bike Network Connections project (CIP Plan No. PW-WB-85 and D-94).
    - (c) Resolution No. 10510 authorizing execution of an amendment to an interlocal agreement (dated 6/1/2023) with the King County Flood Control Zone District to accept up to \$3,100,000 of additional grant funding for the reimbursement of project costs associated with the City of Bellevue's Factoria Boulevard Storm Conveyance Improvements Project.
9. Public Hearings: None.
10. Study Session
  - (a) Recommended Land Use Code Amendment (LUCA) and proposed Bellevue City Code Amendment (BCCA) revising the City's regulations in response to the passage of House Bills 1110 and 1337, requiring cities to expand housing options and densities in residential areas.

City Manager Diane Carlson thanked the public for their continued input on the middle housing Land Use Code Amendment (LUCA) and thanked the Planning Commission and staff for their

work. Ms. Carlson acknowledged the challenge of balancing the state law requirements, housing needs and the broad range of stakeholder interests.

Rebecca Horner, Director, Development Services Department, introduced discussion regarding the recommended LUCA and Bellevue City Code Amendment (BCCA) in response to the passage of House Bills 1110 and 1337 by the state legislature.

Nick Whipple, Code and Policy Director, recalled that the Council initiated the Comprehensive Plan periodic update in February 2022. In January 2023, the Council selected middle housing and accessory dwelling units (ADUs) as one of six Next Right Work items to focus on over the next 2-3 years. The state legislature passed HB 1110 and HB 1337 in July 2023 and staff began engaging with the Planning Commission in October 2024 to address middle housing following the adoption of the Comprehensive Plan periodic update. Mr. Whipple said code updates to comply with HB 1110 and HB 1337 must be adopted by June 30, 2025.

Mr. Whipple said public outreach for the Comprehensive Plan update began in early 2022 and included discussion and a survey regarding middle housing completed by 567 respondents. Outreach specific to developing the middle housing LUCA began in late 2024 and six information sessions were held from November 2024 to March 2025. Of the 567 participants in the 2022 citywide survey, 90 percent were Bellevue residents and 92 percent expressed an interest in at least one type of middle housing in at least one area of Bellevue. Mr. Whipple said that ARCH (A Regional Coalition for Housing) and East King County partner cities hosted a survey in 2023 that focused on people who are not traditionally engaged in City planning efforts. There were 651 participants and 35 percent of them were Bellevue residents. Mr. Whipple said that 43 percent of the respondents indicated they would like to live in Bellevue and 61 percent of Bellevue residents indicated support for middle housing options.

Mr. Whipple commented on the Comprehensive Plan and infrastructure planning. Bellevue updates its plan approximately every 10 years and the plan identifies job and housing targets. When growth targets are increased, the Comprehensive Plan must reflect how the City's infrastructure will be able to serve that growth. Functional plans include the Mobility Implementation Plan, Water System Plan, Wastewater System Plan, Storm and Surface Water System Plan and Stormwater Management Program. Mr. Whipple said the Final Environmental Impact Statement (FEIS) related to the Comprehensive Plan update studied the theoretical zoning capacity of 152,000 housing units and 185,000 jobs, which is much higher than what is anticipated.

Mr. Whipple said HB 1110 and HB 1337 establish baseline density requirements and address parking restrictions, ADU height, floor area ratio (FAR) minimums, and flexibility for middle housing types and ADUs. The Washington State Department of Commerce's model ordinance will take effect in cities where no local ordinance is adopted. It provides regulations and dimensional details based on lots ranging from 4,000 square feet to 7,500 square feet. The City's LUCA includes Bellevue-specific regulations tailored to implement state law, align with the updated Comprehensive Plan and to address Bellevue's lot size context and housing needs. Bellevue lots tend to range from 10,000-12,000 square feet.

Kirsten Mandt, Senior Planner, compared the new state legislation with the City's recommended LUCA. HB 1110 requires a city to permit up to four dwelling units per lot citywide and six units when two of the units qualify as affordable and are within one quarter-mile of a major transit stop (i.e., light rail stations and RapidRide stops). Bellevue's recommended LUCA requires the City to permit up to six dwelling units per lot when two units are affordable or through payment of a fee in lieu. The units must be within one half-mile of a major transit stop or one quarter-mile of a growth center.

Ms. Mandt said HB 1337 requires cities to allow up to two ADUs per single-family lot, which may or may not count toward the total four or six dwelling units. The recommended LUCA does not count attached ADUs toward the total number of units but does count detached ADUs. Ms. Mandt presented a map showing the areas in Bellevue where the middle housing LUCA would apply. She said there are neighborhoods with restrictive covenants that could affect the application of the code.

Mr. Whipple said the state legislature also passed HB 1998 to address co-living housing. Co-living is defined as a residential development consisting of individually rented, lockable sleeping units that include sleeping and living space. The law requires permitting co-living housing on any lot that allows at least six units, including lots zoned for mixed use development.

Ms. Mandt said HB 1110 identifies nine types of middle housing and requires cities to allow at least six of the types. The recommended LUCA permits all types of middle housing, subject to the density, dimensional and other standards. For cottage housing, density is driven by the maximum FAR, maximum size of the cottages, required open space and other site design requirements. Ms. Mandt presented maps depicting major transit stops and growth centers. State law requires a city to allow at least two ADUs per single-family lot. The recommended LUCA permits two ADUs per lot on all residentially zoned properties and attached ADUs are not counted toward the total number of units. However, detached ADUs are counted toward the total number of units.

Ms. Mandt described the fee-in-lieu options ranging from \$75,000 per unit to \$150,000 per unit. The LUCA recommends the higher fee and acknowledges that fewer developers are likely to opt in at that rate. She said the FAR is based on lot size and the number of proposed units. She noted a goal of providing family sized units. Detached ADUs are included in the FAR calculation and attached ADUs are not included.

In terms of parking requirements, the new state laws require one space per unit for lots smaller than 6,000 square feet and two spaces per unit for lots larger than 6,000 square feet. Lots are exempt from parking requirements if they are within one half-mile of a major transit stop. The City's recommended LUCA requires one parking space per unit with an exemption for properties within one half-mile of a major transit stop.

HB 1337 requires allowing two ADUs per lot that must be at least 1,000 square feet each and longer than 24 feet. The recommended LUCA has a maximum ADU size of 1,200 square feet plus 300 square feet for a garage. ADUs are exempt from parking requirements if they are within one half-mile of a major transit stop.

Ms. Mandt described additional elements of the recommended LUCA related to setbacks, building height, trees and lot coverage. There is a 10-foot reduction in the front and rear setbacks and a five-foot minimum for side setbacks. The LUCA allows a building height of 38 feet for middle housing and 24 feet for detached ADUs, or 28 feet if above an existing structure. Ms. Mandt said the Planning Commission suggested that staff review the Tree Code to accommodate an alternative planting option and reduced credits for cottage development. Cottage and courtyard sites require open space and landscaping, and the maximum cottage size is 1,750 square feet.

Ms. Mandt said the current code accommodates unit lot subdivisions. The primary lot that is subdivided is known as the parent lot and the resulting lots are unit lots, which do not qualify for further subdivision as middle housing. HB 1110 requires that cities not treat middle housing differently than other single-family housing. The LUCA removes the City's transition overlay and embeds transition landscaping requirements. Ms. Mandt said the land use district names have been revised to align with future land use map designations and specific densities.

Craighton Goeppeler, Chair, Planning Commission, presented the commission's recommendation regarding the middle housing LUCA. He said three study sessions were held to discuss the proposed amendments and a public hearing was held on April 9, 2025, followed by a study session and the commission's recommendation on April 23. The commission recommends adoption of the LUCA without modification.

Chair Goeppeler said a number of the public comments were opposed to going beyond the requirements in state law. There were concerns about private covenants, housing density, traffic impacts, parking and neighborhood character. Mr. Goeppeler said the commission closed the public hearing following two hours of public testimony. He said the majority of individuals spoke in support of the LUCA, including going beyond state requirements. He noted a generational divide among the speakers. Most of the speakers in favor of going beyond state law were younger, under age 40, and most of those who cautioned against more change were older.

The commission reviewed several policy options evaluating where it would be appropriate to maintain the baseline state requirements and where exceeding those standards would better support the City's housing goals. Mr. Goeppeler said the commission recommended going beyond state law in certain areas including: 1) allowing up to six units per lot within one half-mile of light rail or RapidRide stops, and 2) allowing up to six units within one quarter-mile of designated growth areas (e.g., Downtown, Eastgate, Crossroads, Factoria, Wilburton and BelRed). He said exempting attached ADUs from being counted toward the maximum number of units per lot and providing a fee-in-lieu option was not considered sufficient to drive the production of affordable units.

Chair Goeppeler said there were a number of provisions the commission decided not to add including allowing up to nine units for lots near other, non-major transit stops. He said the development community advocated for that option. He opined that the commission's recommendation is a balanced and fair approach for both current and future residents. Mr.

Goepple said the commission supported allowing cottage housing developments to exceed the typical unit cap per lot, as these developments would be regulated through the designated FAR.

Chair Goepple said the commission's recommendation is included in the meeting packet as Attachment A.

Ms. Mandt described proposed changes to the Bellevue City Code, primarily intended to align with new state law. As noted earlier, the City cannot treat middle housing differently than other single-family housing. The current Transportation Code exempts single-family lots from providing frontage improvements when building a new housing unit. However, given the gaps in frontage improvements across Bellevue, staff recommended removing that exemption for both middle housing and other single-family housing. Ms. Mandt noted code provisions to align with the Tree Code and to reduce the grading buffer of 200 feet from critical areas setbacks.

Ms. Mandt noted the June 30 deadline for adopting the LUCA and BCCA and said staff looks forward to an additional study session before adoption.

At 7:45 p.m., Mayor Robinson declared a short break. The meeting resumed at 8:02 p.m.

Deputy Mayor Malakoutian thanked Chair Goepple and staff for their work on the LUCA and BCCA. He acknowledged that it is appropriate and expected that some people will disagree with certain recommendations. However, he said it is important to remember how much energy staff and the Planning Commission have invested in this complex topic. He said nearly 450 people attended six public meetings regarding the LUCA. Multiple departments have been involved in developing the LUCA and BCCA including Community Development, Transportation, Utilities, Fire and Development Services. Mr. Malakoutian thanked Mr. Whipple and Ms. Mandt for their extensive work and leadership. He thanked the public for their engagement and input and said their voices are important to the Council.

Mr. Malakoutian referred to slide 7 of the presentation and thanked staff for addressing the public's concerns about infrastructure capacity to support increased residential density. He encouraged reviewing the lessons learned regarding the public engagement process. He asked what the City can do next time to make LUCAs easier to communicate to the public. He asked how the City can improve its outreach to engage even more people and stakeholders.

Deputy Mayor Malakoutian asked about the recommendation to count detached ADUs toward the number of units per lot but to not count attached ADUs. Chair Goepple said the approach is consistent with how the current code treats attached ADUs. He noted they are within the envelope of a building while detached ADUs are separate units. Ms. Mandt said staff supports this approach as a way to incentivize this type of unit and many members of the public expressed support as well.

Mr. Malakoutian said he did not see much difference between attached and detached ADUs and would like a better understanding of that recommendation. He noted concerns from the public about the building height and opined that he did not think that three more feet, 38 feet instead of

the existing limit of 35 feet, would make much difference. He asked whether the code will prevent housing up to four stories.

Ms. Mandt said it is unlikely that anyone will develop a four-story structure due to the typical ceiling heights of at least nine feet in modern construction. She said it is difficult to define what constitutes a story, especially if one floor is an exposed basement or partially submerged into a hillside. Deputy Mayor Malakoutian said he would like there to be no chance in the code that a developer could build four stories. He said that is completely beyond the scale of existing single-family neighborhoods.

Mayor Robinson said she is firmly committed to increasing housing in existing neighborhoods. She noted that the primary growth areas have largely multifamily housing and she would like people to have the opportunity to live in neighborhoods and for children to go to local schools. She said neighborhoods need to be more affordable for teachers, firefighters, police officers, clergy and others, which can be done by increasing the supply and variety of housing types.

Ms. Robinson said she generally supports the recommended LUCA. However, she expressed concern that the cottages are larger than she anticipated with a maximum size of three stories and 1,750 square feet. She envisions a cottage to be much smaller, for example, to house a senior adult.

Mayor Robinson expressed concern regarding the fee-in-lieu option, changes to setbacks, radius to transit stops and the types of housing. Noting the nine types of housing in state law, she would like to see a greater emphasis on cottages, five-plexes and six-plexes.

Ms. Robinson asked how the building height is measured. She said other issues for further consideration include FAR, environmentally sensitive areas, density and unit counts, tree codes and lot coverage. She said this is one of the biggest decisions for the community since she has served on the Council and this is an opportunity to be more prescriptive for different neighborhoods and areas within neighborhoods. She suggested adopting the state model ordinance provisions now and coming back later for additional analysis of other options.

Mayor Robinson noted the need to educate the public in understandable language about the state law provisions and their impacts. She would like to create a community where people who grow up here can afford to live here as adults. She would like to have a discussion about co-living housing (HB 1998). She acknowledged that this is asking for more work from staff. However, she would like to adopt the state regulations and to take more time to refine the code in the future.

Councilmember Hamilton thanked Chair Goepple and staff for the presentation. He thanked the public for their time and engagement with staff, the Planning Commission and the Council. He thanked Deputy Mayor Malakoutian and Councilmember Bhargava for their work related to middle housing in their previous service on the commission.

Mr. Hamilton spoke to the lack of housing, especially housing affordable to most people. He noted that bidding wars to purchase homes further drive up housing costs. He said teachers, child

care workers and service/retail workers cannot find homes they can afford in Bellevue. He said he personally thinks the City could go beyond the Planning Commission's recommendation, and many people have encouraged the Council to do so. He said there was a lengthy public engagement process, and nine Comprehensive Plan policies are supported by the current recommendation. Councilmember Hamilton thanked staff and the commission for incorporating public input into the current recommendation. He said the LUCA needs to be what is best for the entire community, including those the Council has not heard from directly.

Councilmember Hamilton expressed support for the Planning Commission recommendation. He said adopting the LUCA will not open a floodgate of new housing because a number of things will have to fall in place for middle housing to be developed. He said the substantial housing increases will occur in the designated growth areas, including Wilburton, BelRed and citywide mixed use areas.

Mr. Hamilton asked whether the recommendation is similar to other cities' regulations. Ms. Mandt said the City of Redmond adopted permitting six units outright citywide on any residential lot and up to eight units if two of them qualify as affordable. Some cities have gone beyond that, including up to 12 units per lot.

Responding to Mr. Hamilton, Mr. Whipple said it is difficult to estimate the number of housing units that will be developed under the proposed LUCA due to the number of variables. He said the growth target of 35,000 new housing units by 2044 requires the City to produce 1,400 units per year. Since 2020, the City has averaged 1,200 units annually. Mr. Whipple said approximately 3,000 units to be developed by 2044 fall outside of the growth centers.

Councilmember Lee thanked staff for their hard work and technical expertise. He thanked them for working with the community and for making the effort to engage with people of all ages. He thanked Chair Goepple and the commission for their work to solve a difficult problem. He said he appreciated Mr. Goepple's comments about the different generational perspectives on housing.

Mr. Lee said he shared Deputy Mayor Malakoutian's concerns about infrastructure capacity to support increased density. He said it is important to provide housing choices. He concurred with Mayor Robinson's suggestion to try the state model ordinance before considering additional provisions. He would like to see generations of families able to continue to live in Bellevue. He said we need to figure out how we can all live together in the community.

Councilmember Bhargava commended staff and the Planning Commission for their work on this complex problem. He noted his substantial involvement in this issue as a member of the commission and now a Councilmember where he has had the opportunity to engage with even more members of the public.

Mr. Bhargava said it is important to achieve positive outcomes with minimal risk. He said it is important to understand the infrastructure impacts, which he sees as a possible risk. He said he would like to revisit some of the more complex housing types. He said Mayor Robinson

expressed concern about the recommended size of cottages and said he would like discussion of six-plexes and stacked flats.

Mr. Bhargava said he supported the flexibility of the fee-in-lieu option, which might yield the desired outcome and advance the development of housing. However, he suggested that further study would be beneficial to understand the potential impact.

Councilmember Bhargava said the issue of one quarter-mile or one half-mile from a major transit stop was discussed extensively by the Planning Commission. He expressed concern regarding the true walkability of the prescribed distance. He suggested adopting the state provision of one quarter-mile and evaluating whether to change that to one half-mile after a review in a few years.

Mr. Bhargava said the issue of proximity to regional growth centers is a departure from HB 1110. He believes that not focusing on housing in neighborhood centers is the right decision because it feels too dense and intense for most neighborhoods. He said the one quarter-mile from growth centers provision creates an opportunity for walkable neighborhoods with access to services and businesses.

Mr. Bhargava said parking is an important consideration and he favors the proposed LUCA provision to require one parking space per unit. He concurred with Deputy Mayor Malakoutian's comments regarding building height. He said the intent of allowing up to 38 feet was to accommodate pitched roofs and flexibility in construction. However, Mr. Bhargava said the City needs to be very careful about the potential number of stories. He encouraged further analysis of tree retention requirements.

Regarding tree retention, Councilmember Bhargava said one approach is to adopt the codes as suggested and to monitor the progress and outcomes. Another approach is to retain the single-family tree canopy guidance and to update it as we learn more and new housing types are built.

Councilmember Bhargava said he is not aligned with adopting only the state law provisions. However, he is cautious about some of the more aggressive recommendations. He suggested choosing the lowest risk provisions with the highest certainty of a positive outcome. He said housing choice and affordability in Bellevue is absolutely critical.

Mayor Robinson summarized that some Councilmembers are comfortable with the Planning Commission's recommendation while others would prefer starting with the state law regulations and continuing to discuss a number of issues.

Responding to Ms. Robinson, Deputy Mayor Malakoutian said he is in favor of the recommendation except for the two questions he asked about the different treatment of ADUs and the potential impact of the allowed building height.

Responding to Mr. Malakoutian, Ms. Mandt said a permit application would require the applicant to provide evidentiary support that they meet the threshold for proximity to a major transit stop.

Councilmember Bhargava suggested setting performance measures to monitor and evaluate the outcomes of the codes.

Councilmember Lee suggested asking the Planning Commission to review the issues raised by the Council.

Mayor Robinson said she is hearing three perspectives: 1) comfort with the Planning Commission's recommendation, 2) comfort with HB 1110 followed by continued analysis of certain issues, and 3) comfort with the commission or HB 1110 recommendations with some caveats on specific issues. She asked whether staff could come back with further analysis of those three approaches. Ms. Robinson noted the Council's interest in using performance measures to track the effectiveness of the regulations. Ms. Mandt said staff will work through the Council's issues and provide more information for the next study session.

(b) Meydenbauer Bay Park Phase 2 Update

City Manager Carlson introduced staff's update regarding Phase 2 in the development of Meydenbauer Bay Park.

Michael Shiosaki, Director, Parks and Community Services Department, said staff is seeking Council feedback on the Meydenbauer Bay Park conceptual design and project sequencing as well as direction to proceed to the architectural and engineering contract stage for Phase 2. He said this concludes a two-year public engagement process. He recalled that the Meydenbauer Bay Park and Land Use Plan was adopted in 2010 and Phase 1 construction was completed in 2019. Phase 2 will connect the park to the Downtown Park and the Grand Connection.

Camron Parker, Assistant Director, presented a map of the Phase 2 expansion area south of the current park. There was extensive community engagement from 2023 to 2025 including 13,610 web site visits across multiple languages, 1,649 survey responses, more than 20 community meetings and events (18,353 mailed invitations), and frequent social media, radio and article posts. Key themes heard were: 1) mobility and accessibility, 2) community and environmental needs, 3) marina configuration and water access, and 4) parking location and supply. The expansion area includes Sunset Terrace, Shoreline Promenade, Bellevue Marina and the Meydenbauer Gateway.

The top community priorities for the Meydenbauer Gateway are: 1) views to the bay, 2) shade trees and plantings, 3) flexible multi-use plaza, and 4) weather protected gathering spaces. The 2025 plan for this area reflects an elongated plaza located closer to the intersection of Main Street to center activity away from the edge of the property. The 2025 plan keeps 100<sup>th</sup> Avenue SE open to traffic and revises the pathway for pedestrians between Main Street down to the waterfront. The 2010 plan included structural parking and the 2025 plan has modified surface level parking built into the hillside.

Mr. Parker said the top priorities for the Shoreline Promenade have been added to the 2025 design: 1) seating areas, 2) naturally planted shoreline, and 3) picnic tables. The top community priorities for the marina are: 1) ability to walk along the pier, 2) views of water, and 3) views of

wildlife. Mr. Parker described the Sunset Terrace area at 99<sup>th</sup> Avenue SE and Lake Washington Boulevard NE with seating, paths, a shade structure, stairs and play elements. There are currently 118 parking stalls for the park, and a total of 134 parking spaces will be available upon the completion of Phase 2. There will be improved wayfinding to access the multiple parking areas.

Mr. Parker said community input prioritized the sequencing of Phase 2 as follows: 1) Lake Washington Boulevard pedestrian and bike improvements, 2) Meydenbauer Gateway and Park Lane (100<sup>th</sup> Avenue SE), 3) shoreline improvements, 4) Sunset Terrace, 5) marina improvements, and 6) 99<sup>th</sup> Avenue SE/Sunset Terrace activity building.

Mr. Parker said current funding for Phase 2 totals \$35 million, and current project costs are \$45 million for the intersection at Main Street and 100<sup>th</sup> Avenue SE, Meydenbauer Gateway Plaza and the Shoreline Promenade. He said Sunset Terrace and Lake Washington Boulevard are next in the project sequencing. The marina and bay connector improvements will be deferred to a future phase.

Mr. Parker said the next step is the design and permitting work through 2028, with construction beginning in 2028 or 2029.

Councilmember Hamilton thanked staff for the presentation and thanked the Parks and Community Service Board, noting that Chair Rowena Clima and Board Member Paul Clark were in the audience. He said the Council consistently hears from the community that they want more waterfront access on both Lake Washington and Lake Sammamish. He said Meydenbauer Bay Park serves all Bellevue residents and visitors. However, the City should pay special attention to the impacts on adjacent residents as well.

Mr. Hamilton said he is pleased to learn that 100<sup>th</sup> Avenue SE will remain open to traffic. He expressed general support for the Phase 2 plans. However, he wants the City to continue to engage the public to address their concerns and suggestions. He encouraged using the park to tell the story of the historic significance of Meydenbauer Bay and Park Lane leading into present-day Bellevue.

Responding to Mr. Hamilton, Mr. Shiosaki said there is no current Parks and Community Service Board recommendation because the project is implementing the next phase of an approved master plan. Initially, the Board did review and work on developing the 2010 master plan. Councilmember Hamilton encouraged moving forward with Phase 2.

Councilmember Bhargava said this is a remarkable park and iconic feature of Bellevue. He thanked staff for all of their work to plan and develop the park. He commended the enhanced access through the Meydenbauer Gateway and suggested that one elevator might still be helpful to ensure equitable access to the park. He expressed concern about the moorage and parking capacity, especially on weekends. He expressed support for strong wayfinding elements. Mr. Bhargava suggested the consideration of facilities to shelter in place in an emergency situation.

Councilmember Lee said Meydenbauer Bay is an important landmark for Bellevue, from the history of the whaling fleet through the Grand Connection to the Wilburton area. He

acknowledged that the residents closest to the park will be the most impacted by its development, as expressed during earlier oral communications. He wants to be sure that residents' concerns are addressed. Mr. Shiosaki said the Meydenbauer Bay Neighborhood Association is an important stakeholder group in the park's development. He said there will be additional impacts as the park grows and more people visit the park. He said one issue to be addressed in the future is the number of slips at the marina.

Responding to Mr. Lee, Mr. Shiosaki acknowledged concerns about parking. He said improved wayfinding will help direct visitors to the multiple parking locations. He said there are mixed opinions regarding the need for more parking capacity versus those who would prefer to provide less parking. Mr. Parker noted that keeping 100<sup>th</sup> Avenue SE open to traffic and deferring the development of a community building are responsive to neighborhood input. Councilmember Lee encouraged staff to continue to communicate with the neighborhood residents.

Deputy Mayor Malakoutian commended Mr. Parker for the clear and thorough presentation. Noting that he and Councilmember Bhargava do not have much history with the project, Mr. Malakoutian said it would have been helpful to have a staff briefing before the meeting to be better prepared, including to talk about the project with constituents. Mr. Malakoutian said he is excited for the development of Phase 2 and he expressed support for enhanced wayfinding to assist with finding parking. He thanked staff, the Parks and Community Services Board and the community for their significant efforts.

Mr. Malakoutian asked whether the park development will block residents' views. Mr. Shiosaki said no and explained that they will remove several buildings, including a duplex and another building on the waterfront. He said they will continue to evaluate potential view impacts as the project design moves forward. Pam Fehrman, Planning and Development Manager, said the City has heard from residents about the importance of retaining views since the beginning of the planning process.

Responding to Mr. Malakoutian, Mr. Parker confirmed that the 2010 master plan reflects a potential significant reduction in the number of boat slips in the leased moorage at the marina. However, that is not a component of Phase 2 development.

Deputy Mayor Malakoutian suggested providing an opportunity for Councilmember Nieuwenhuis and Councilmember Sumadiwiryra to comment on the Phase 2 plan since they are absent this evening.

→ Deputy Mayor Malakoutian moved to extend the meeting to 10:15 p.m., and Councilmember Lee seconded the motion.

→ The motion carried by a vote of 5-0.

Mayor Robinson said she served on the Parks and Community Services Board when the master plan was developed and then was on the Council when it approved the master plan. She said Meydenbauer Bay was historically a recreation area. As a physical therapist working with older adults, she heard a lot of stories about their childhood adventures in the park and the history of

the whaling fleet. She expressed concern that the boating aspect of the park is being truncated and noted that public moorage is hard to find. Mayor Robinson suggested removing the roofs over the covered moorage during Phase 2 to enhance the appearance of the marina. She noted the importance of parking facilities for individuals to access boats.

Mayor Robinson suggested another discussion when the full Council is present. City Manager Carlson said staff will work to schedule that and to brief the two absent Councilmembers before the topic comes back to the Council.

Responding to Councilmember Lee, Ms. Fehrman said there are currently 88 people on the waiting list for a boat slip. She said any future modifications to the marina will involve additional community engagement.

Responding to Councilmember Bhargava regarding the budget gap, Mr. Shiosaki said the City will apply for grants and other funding as the design is developed.

(c) 2025-2026 Federal Legislative Agenda and 2025 State Legislative Session Wrap-Up

City Manager Carlson introduced staff's update regarding the 2025 state legislative session and the 2025-2026 Federal Legislative Agenda.

Genesee Adkins, Deputy City Manager, said staff would provide the state legislative update and defer in-depth discussion about the Federal Legislative Agenda given the late hour.

Katie Kuciemba Halse, Assistant Director of Intergovernmental Affairs, noted the comprehensive state legislative summary provided in the meeting packet. She said it was a long 105-day session involving consideration of the three State budgets: operating, transportation and capital. She said there were 24 new members in the legislature. More than 2,387 bills were introduced and 423 were passed. Of those bills, Bellevue was monitoring 361 bills and took an active role in more than 65 of those bills. Bellevue signed in or provided testimony on 111 bills. Ms. Halse thanked Councilmembers for their involvement including emails, letters and testimony before the legislature.

Ms. Halse referred the Council to the packet materials for the budget details. However, she noted that the session began with a \$16 billion shortfall for the operating budget and a \$1 billion shortfall over the first two years of the transportation budget. There were numerous revenue proposals and Governor Ferguson was substantially involved in providing input to significantly reduce the shortfall. Ms. Halse said the operating budget relies on modifying Business and Occupation (B&O) tax surcharges, repealing certain tax preferences, creating a more progressive rate structure for capital gains and the estate tax, and extending the retail sales and use tax.

Ms. Halse said \$250,000 was included in the capital budget for the Downtown Integration Project to improve safety and accessibility at City Hall Plaza. The City requested substantial funding for the Grand Connection in the transportation revenue package. While that was not achieved, the City received authorization to use tax increment financing (TIF) for that project.

Other legislative funding priorities included the receipt of \$94.1 million for four transportation projects currently under construction. Unfortunately, the City did not receive its requested funding for the SR 520/124<sup>th</sup> Avenue NE interchange project or the eCityGov Alliance modernization project.

Ms. Halse highlighted housing and land use policies passed by the state legislature including HB 1096 (lot splitting), HB 1403 (condo liability reform), HB 1491 (transit-oriented development), HB 1791 (local real estate excise tax), SB 5148 (Housing Accountability Act) and SB 5184 (minimum residential parking requirements). Additional policy bills that passed include SB 5284 (extended producer responsibility), HB 2015 (public safety funding), HB 1217 (rent stabilization), HB 1811 (crisis co-response), and SB 5509 and SB 5655 (childcare services and facilities). Bills that did not advance included HB 1980 (transit lane access), HB 1622 (artificial intelligence regulation) and HB 1380 (public camping ordinances). Ms. Halse thanked former Councilmember Janice Zahn, now serving in the House, for her efforts related to HB 1980.

Mayor Robinson suggested extending the meeting to accommodate the discussion about the Federal Legislative Agenda.

- Deputy Mayor Malakoutian moved to extend the meeting to 10:30 p.m., and Councilmember Hamilton seconded the motion.
- The motion carried by a vote of 5-0.

Ms. Adkins said staff is still learning about the priorities of the new federal administration and how Bellevue can be successful. She said Ms. Halse has submitted two earmark requests so far and has received positive feedback. Ms. Adkins noted Councilmember Lee's involvement in the National League of Cities conferences in March and November. The City delegation typically visits Washington, D.C. in June and the Bellevue Chamber of Commerce visits in early December. Ms. Adkins said City staff conduct meetings and tours for congressional staff in Bellevue throughout the year.

The Federal Legislative Agenda has two primary components: key priorities for 2025-2026 and the federal policy statement. The key priority areas for the next session are: 1) transportation and mobility (Grand Connection Crossing and Smart City technology), 2) essential and sustainable infrastructure (utility infrastructure, Lake Washington Sewer Lake Lines, climate pollution and affordable internet access and connectivity), and 3) housing and safety net programs (Low Income Housing Tax Credit, child care and resources for working families, safety net and pass-through programs).

Ms. Adkins said city officials will travel to Washington, D.C., on June 10-11. The appropriations process will extend through the summer and fall.

Councilmember Hamilton thanked staff for the presentation and expressed support for the key federal priorities and the federal policy statement. He thanked staff for their hard work and accomplishments throughout the state legislative session.

Councilmember Bhargava asked how staff balances the City's top priorities with lower priorities that might have a better chance of achieving funding. Ms. Adkins said it is important to stay consistent in the City's priorities even when there might not be an immediate opportunity. She acknowledged it is also important to be mindful of our audience in order to be effective. Ms. Adkins noted a focus on the Grand Connection with both the congressional delegation and the administration because the project will help optimize Bellevue as a job and housing center and contribute to economic development. She confirmed that staff has shifted its focus from certain priorities where opportunities are not likely to be available.

→ Deputy Mayor Malakoutian moved to extend the meeting to 10:40 p.m., and Councilmember Lee seconded the motion.

→ The motion carried by a vote of 5-0.

Mayor Robinson said she would like the Council to consider requesting funding for a national infrastructure utility bill. Ms. Adkins said that is currently included in the key federal priorities. Mayor Robinson thanked staff for securing authorization to use state Tax Increment Financing for the Grand Connection project.

Deputy Mayor Malakoutian commended staff for positioning Bellevue as a regional leader and for achieving funding at the state and federal levels. He said he looks forward to continuing to learn from their expertise. He expressed support for the 2025-2026 Federal Legislative Agenda.

Councilmember Lee encouraged continued work with King County and other cities, especially in the areas of housing and environmental priorities.

→ Deputy Mayor Malakoutian moved to adopt the 2025-2026 Federal Legislative Agenda, and Councilmember Lee seconded the motion.

→ The motion carried by a vote of 5-0.

11. Land Use Reports: None.

12. Other Ordinances, Resolutions, and Motions: None.

13. Written Reports

(a) Intergovernmental Relations Monthly Update as of April 30, 2025

(b) Quarterly Update on City's Recent Economic Development Activities

14. Unfinished Business: None.

15. New Business: None.

16. Executive Session: None.

17. Adjournment

At 10:40 p.m., Mayor Robinson declared the meeting adjourned.

Charmaine Arredondo, CMC  
City Clerk

/kaw